

County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION LOS ANGELES, CALIFORNIA 90012 (213) 974-1101 http://ceo.lacounty.gov

> Board of Supervisors GLORIA MOLINA First District

YVONNE B. BURKE Second District

ZEV YAROSLAVSKY Third District

DON KNABE Fourth District

MICHAEL D. ANTONOVICH

March 4, 2008

The Honorable Board of Supervisors County of Los Angeles 383 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, California 90012

Dear Supervisors:

DEPARTMENT OF TREASURER AND TAX COLLECTOR:

AGREEMENTS TO PURCHASE

"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES

SUPERVISORIAL DISTRICT 5-AGREEMENT 2588

SUPERVISORIAL DISTRICT 5-AGREEMENT 2589

(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chair to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by the City of Lancaster and the Lancaster Redevelopment Agency (public agencies) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The properties described in the agreements may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970 as indicated on Attachment "A." Exhibit "A," attached to each Agreement, indicates the legal description and selling price of the parcels.

Upon approval, the attached agreements and copies are to be signed by the Chair and returned to the Treasurer and Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

The Honorable Board of Supervisors March 4, 2008 Page 2

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by two public agencies. The first agreement is with the City of Lancaster, which intends to utilize the property for a future park site. The second agreement is with the Lancaster Redevelopment Agency, which intends to utilize the property for an affordable housing project.

Implementation of Strategic Plan Goals

Approval of these agreements is in accordance with the Countywide Strategic Plan Goal #4: Fiscal Responsibility. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector FY 2007-08 Adopted Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "B" is a summary of the public agencies' purchases. This attachment indicates the affected Supervisorial Districts and the public use for which the properties are being acquired. Moreover, we have included copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to the agreements are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

The Honorable Board of Supervisors March 4, 2008 Page 3

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

CONCLUSION

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of these and all Chapter 8 Agreements.

Respectfully submitted,

WILLIAM T FUJIOKA Chief Executive Officer

WTF:MJS

Attachments

c: County Counsel
Assessor
Auditor-Controller
Treasurer and Tax Collector

Attachment "A"

COUNTY OF LOS ANGELES

OFFICE OF THE TREASURER AND TAX COLLECTOR

HALL OF ADMINISTRATION 225 NORTH HILL STREET LOS ANGELES, CALIFORNIA 90012

HAROLD J. OSTLY

November 17, 1970

W. T. KIDWELL

Board of Supervisors 383 Hall of Administration Los Angeles, California 90012

Gentlemen:

TAX ACREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

Board of Supervisors - Page 2 - November 17, 1970

tion of tax deciled lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformit; with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,

ORIGINAL SIGNED

HAR

HAROLD J. OSTLY TREASURER & TAX COLLECTOR

HJO:cm

1 Clark of the Board

5 One for each Supervisor

1 Chief Administrative Officer

l County Counsel

6 Communications

173

On motion of Supervisor Dorn, unanimously carried, the foregoing was adopted.

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2588

AGENCY

City of Lancaster Public Agency

Selling price of this parcel shall be \$ 630,050.00

Public Agency intends to utilize this property for future park site purposes.

SUPERVISORIAL	LOCATION	PARCEL	MINIMUM
DISTRICT		NUMBER	BID
5 TH	CITY OF LANCASTER	3170-005-001	\$ 630,050.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2589

AGENCY

Lancaster Redevelopment Agency Public Agency

Selling price of this parcel shall be \$ 12,377.00

Public Agency intends to utilize the property for affordable housing project purposes.

SUPERVISORIAL	LOCATION	PARCEL	MINIMUM
DISTRICT		NUMBER	BID
5 ^{тн}	CITY OF LANCASTER	3148-027-028	\$ 12,377.00

AGREEMENT NUMBER 2588 CITY OF LANCASTER FIFTH SUPERVISORIAL DISTRICT



June 18, 2007

Agreement # 2588 District # 5

Ms. Donna J. Doss
Asst. Treasurer and Tax Collector
County of Los Angeles Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
Tax Defaulted Land Unit, Secured Property Division
225 North Hill Street, Room 130
Los Angeles, CA 90051-0102

Bishop Henry W. Hea Mayor

Andrew D. Visokey Vice Mayor

Jim Jeffra Council Member

Ed Sileo Council Member

Ronald D. Smith Council Member

Robert S. LaSala City Manager

Dear Ms. Doss,

We received your letter dated May 25, 2007 regarding properties within the County which are tax defaulted, have been deemed subject to power to sell and which will be offered for sale at auction on August 20 and 21, 2007.

We have determined that some of the parcels on the list enclosed with your letter are necessary for public purposes within the boundaries of the City of Lancaster. Specifically, the parcel identified on the attached spreadsheet will be used as a future park site. This letter therefore constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, part 6, Chapter 8 of the California Revenue and Taxation Code.

We are requesting that you create a separate contract for property acquisition for the City of Lancaster. This list includes parcels that are not within Redevelopment Project Areas, but are still within the boundaries of the City of Lancaster.

Pursuant to your letter, we have identified the parcel in which the City of Lancaster would be interested in acquiring and the purposes thereof. We look forward to receiving the County's form of agreement for the properties. When you prepare the Agreement, please make the Agreement with the City of Lancaster as our attorney has instructed us to follow this course of action.

Your correspondence indicates that you will inform us when a particular parcel will not be available for purchase due to prior redemption. We appreciate this accommodation, as it will help us to proactively plan our cash flow. If you have any questions or need additional information, please contact Luis Garibay, the staff member assigned to this project, at 661.723.6110.

Sincerely,

Michael P. Busch Assistant City Manager RECEIVED

JUN 22 2007

Enclosure

JOHN MCKINNEY SECURED PROPERTY TAX DIVISION

EXHIBIT A

CITY OF LANCASTER ACQUISITIONS

1 3170-005-001	\$605,362	Avenue L & 20 th Street East	75.79 AC	Future Park Site	P.A. 6

PUBLIC PURPOSE

1. Future Park Site

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. <u>Purchaser Information</u>
1. Name of Organization: City of Lancaster
Corporate Structure – check the appropriate box below and provide corresponding information:
☐ Nonprofit – provide Articles of Incorporation
Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)
B. <u>Purchasing Information</u> Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:
Category A: Parcel is currently scheduled for a Chapter 7 tax sale
□ No Purchase State / county / taxing agency registering objection to preserve lien only
☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
☐ Purchase by nonprofit for low-income housing or to preserve open space
Category B: Parcel is not currently scheduled for a Chapter 7 tax sale
☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space
C. Property Detail Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly: 1. County where the parcel(s) is located: Los Angeles County 2. List each parcel by Assessor's Parcel Number: 3170-005-001 3. State the purpose and intended use for each parcel: See Attached
D. Acknowledgement Detail Provide the signature of the purchasing entity's authorized officer
Loluit Adala Executive Director 9-25-07
Authorized Signature Title Date

EXHIBIT A

CITY OF LANCASTER ACQUISITIONS

				Vogo Porton	
3170-005-001	\$605,362	Avenue L & 20th Street East	75.79 AC	Future Park Site	P.A. 6

PUBLIC PURPOSE

1. Future Park Site

RESOLUTION NO. 07-174

RESOLUTION OF THE CITY OF LANCASTER APPROVING AN AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR THE ACQUISITION OF TAX DEFAULTED PROPERTIES AND DECLARING THE PUBLIC PURPOSE THEREOF (TAX DEEDED PARCELS CONTRACT NO. 2588)

WHEREAS, the City of Lancaster is a public body corporate and politic organized and existing in accordance with the provisions of the law, and

WHEREAS, the County of Los Angeles is a political subdivision of the State of California.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY OF LANCASTER. THAT:

Section 1. The Agreement to Purchase Tax-Defaulted Property in substantially the form attached hereto is hereby approved and the City Manager is hereby authorized and directed to execute the Agreement in substantially such form.

Section 2. The City hereby declares that the property is being acquired for purpose of serving as future park site.

PASSED, APPROVED, and ADOPTED this 25th day of September, 2007, by the following vote:

AYES:

Council Members: Jeffra, Sileo, Smith, Vice Mayor Visokey, Mayor Hearns

NOES:

None

ABSTAIN:

None

ABSENT:

None

ATTEST:

APPROVED:

GERLK: BRYAN, CMC

City Clerk

City of Lancaster

HENRY W. HEARNS

Mayor

City of Lancaster

Resolution No. 07-174 Page 2



STATE OF CALIFORNIA)	
COUNTY OF LOS ANGELES)	SS
CITY OF LANCASTER)	

Shirley Maloney

CERTIFICATION OF RESOLUTION CITY OF LANCASTER

I, Shirley Mahoney, Assistant City Clerk California, do hereby certify that this is a true and correct copy of the original 174, for which the original is on file in my office.	•	Lancaster, ion No. 07-
WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTE of <u>September</u> , <u>2007</u> .	R, on this	<u>26th</u> day
(seal)		





MISSION STATEMENT

To Effectively & Efficiently

Deliver the

Highest Quality of Service

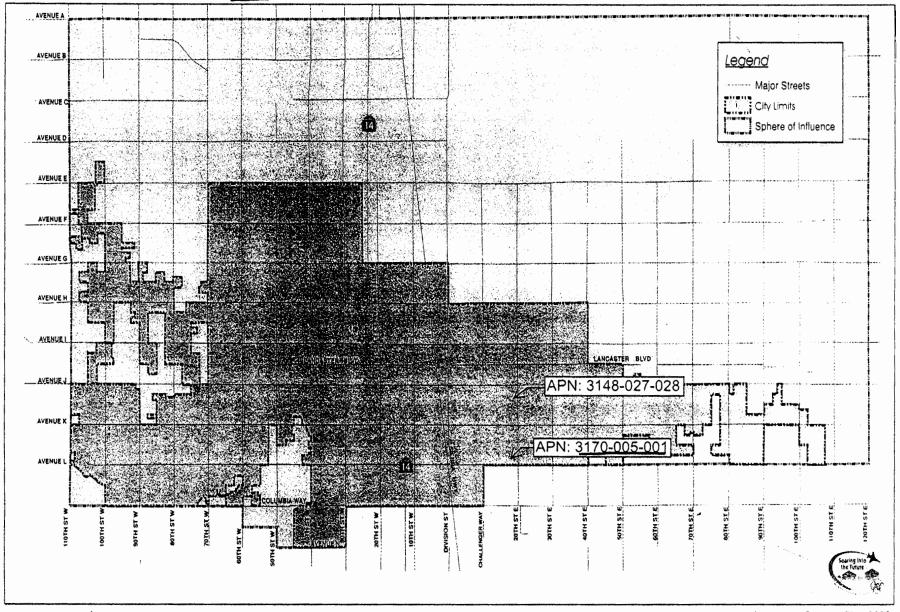
to Lancaster Residents

with Commitment,

Respect, Integrity and Pride.

We the employees of City Government are committed to providing our customers with the best service. The City operation is structured with goals and objectives that guide all decisions. Vision, creativity, and innovation are the necessary elements needed for delivering effective service to citizens of the City of Lancaster. Above all, our customers will be treated with the greatest concern, respect, fairness and a caring attitude.





RBF



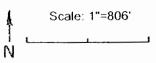
Lancaster General Plan 2030 Study Area

Attachment 1: Agreement 2588



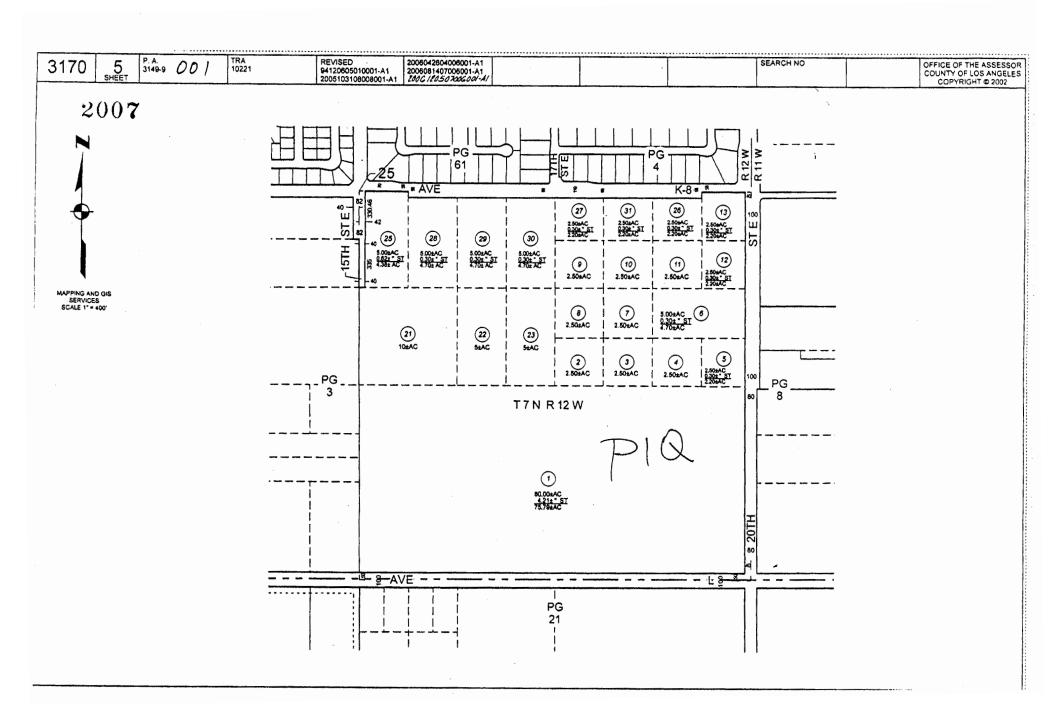
APN: 3170-005-001





Navigator

Copyright © 2004. All Rights Reserved
The information contained herein is the proprietary
properly of the contributors supplied under license and
may not be reproduced except as licensed by
Ligital Map Products



AGREEMENT TO PURCHASE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY

(Public/Taxing Agency)

This Ag	reem	ent is made th	is		day of		, 20_	_, by	and betwee	n the	
Board	of	Supervisors	of	Los	Angeles	County,	State	of	California,	and	the
CITY C	F LA	ANCASTER ("Purc	chaser	'), pursuant	to the pro	visions o	f Di	vision 1, Part	6, Cha	apter
8, of the	Rev	enue and Taxa	ation	Code.							

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

- 1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
- That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within <u>14</u> days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
- 3. That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.
- 4. That if said PURCHASER is a <u>TAXING AGENCY</u>, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTINER JR.

County Counsel

Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form Revised 6/24/03

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies. ATTEST: CITY OF LANCASTER Executive Director (Seal) **Board of Supervisors** Los Angeles County ATTEST: Clerk of the Board of Supervisors By By__ Chair of the Board of Supervisors Deputy (seal) Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement. City of N/A ATTEST: Mayor (seal) This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein. Los Angeles County Tax Collector Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of ______, 20___.

By:_____, STATE CONTROLLER

AGREEMENT NUMBER 2588

SUPERVISORIAL DISTRICT 5 AGREEMENT NUMBER 2588

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF LANCASTER	1993	3170-005-001	\$630,050.00*	FUTURE PARK SITE

LEGAL DESCRIPTION

75.79 MORE OR LESS ACS BEING EX OF STS S 1/2 OF SE 1/4 OF SEC 25 T 7N R 12W

^{*} The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

AGREEMENT TO PURCHASE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY

(Public/Taxing Agency)

		ent is made th			day of		, 20_	_, by	and between	n the	
Board	of	Supervisors	of	Los	Angeles	County,	State	of	California,	and	the
CITY O	F LA	ANCASTER ("Purc	chaser'	'), pursuant	to the pro	visions o	f Div	vision 1, Part	6, Cha	apter
8, of the	Reve	enue and Tax	ation	Code.							

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

- That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
- That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
- That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.
- 4. That if said PURCHASER is a <u>TAXING AGENCY</u>, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTINER JR.

County Counsel

Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form Revised 6/24/03 The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST: CITY OF LANCASTER	By Relus A Lefsla
Clair K Brygen	Robert S. LaSala
Geri K. Bryan, Agency Secretary	Executive Director
(Seal)	
ATTECT.	Board of Supervisors
ATTEST:	Los Angeles County
	_
By Clerk of the Board of Supervisors	By
Clerk of the Board of Supervisors	Chair of the Board of Supervisors
By	
Deputy	
(seal)	
•	3775 of the Revenue and Taxation Code the by agrees to the selling price as provided in this
ATTEST:	City of N/A
	By
	Mayor
(seal)	
(/	
•	efore execution by the board of supervisors and I ords of Los Angeles County relating to the real
•	March Salad
	Los Angeles County Tax Collector
	•
	s 3775 and 3795 of the Revenue and Taxation ng price hereinbefore set forth and approves the, 20
Bv:	, STATE CONTROLLER

AGREEMENT NUMBER 2588

SUPERVISORIAL DISTRICT 5 AGREEMENT NUMBER 2588

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF LANCASTER	1993	3170-005-001	\$630,050.00*	FUTURE PARK SITE

LEGAL DESCRIPTION

75.79 MORE OR LESS ACS BEING EX OF STS S 1/2 OF SE 1/4 OF SEC 25 T 7N R 12W

^{*} The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

AGREEMENT NUMBER 2589 LANCASTER REDEVELOPMENT AGENCY FIFTH SUPERVISORIAL DISTRICT

Lancaster Redevelopment Agency

June 18, 2007

Agreement # 2589 DIStrict # 5

Ms. Donna J. Doss
Asst. Treasurer and Tax Collector
County of Los Angeles Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
Tax Defaulted Land Unit, Secured Property Division
225 North Hill Street, Room 130
Los Angeles, CA 90051-0102

Dear Ms. Doss,

We received your letter dated May 25, 2007 regarding properties within the County which are tax defaulted, have been deemed subject to power to sell and which will be offered for sale at auction on August 20 and 21, 2007.

We have determined that some of the parcels on the list enclosed with your letter are necessary for public purposes within project areas of the Lancaster Redevelopment Agency. Specifically, the parcels identified on the attached spreadsheet will be needed for right-of-way acquisition and parcel assembly to allow development to occur. This letter therefore constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, part 6, Chapter 8 of the California Revenue and Taxation Code.

Pursuant to your letter, we have identified the parcels in which the Lancaster Redevelopment Agency and the City of Lancaster would be interested in acquiring and the purposes thereof. As previously requested, we are sending a separate objection letter on City letter head for properties that are not within Redevelopment Project Areas but still within the boundaries of the City of Lancaster. We look forward to receiving the County's form of agreement for the properties. When you prepare the Agreement, please make the Agreement with the Lancaster Redevelopment Agency and a separate agreement with the City of Lancaster. Our attorney has instructed us to follow this course of action.

Your correspondence indicates that you will inform us when a particular parcel will not be available for purchase due to prior redemption. We appreciate this accommodation, as it will help us to proactively plan our cash flow. If you have any questions or need additional information, please contact Luis Garibay, the staff member assigned to this project, at 661.723.6110.

Sincerely.

Michael P. Busch Assistant City Manager

Enclosure

EXHIBIT A

REDEVELOPMENT AGENCY ACQUISITIONS

			Contract Con			2.7
	^				45th Street West Right of Way in	
1	3105-022-063 K	\$1,411	Avenue G-8 & 45 th St. West	1.10 AC	Fox Field Industrial Corridor	FOX
					Redevelopment Project Area-	
2	3114-010-003 B	\$86,792	Avenue G & 30th Street West	20 AC	Fox Field Industrial Corridor	FOX
3	3148-027-028	\$11,683	Avenue J-4 & 20 th Street East	4,050 SF	Affordable housing project	P.A. 5

Project Area	Abbreviation
Fox Field	FOX
Project Area 5	P.A. 5

PUBLIC PURPOSE

- 1. We are acquiring this property for the future expansion of 45th Street West in the Fox Field Industrial Corridor 2. We are acquiring this property in the Fox Field Industrial Corridor to assemble smaller subdivided parcels to allow development to occur. This coincides with the goals of the Fox Field Specific Plan approved by the City.
- 3. We are acquiring this property to create affordable housing opportunities for local residents

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information
1. Name of Organization: Lancaster Redevelopment Agency
2. Corporate Structure – check the appropriate box below and provide corresponding information:
☐ Nonprofit – provide Articles of Incorporation
Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)
B. <u>Purchasing Information</u> Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:
Category A: Parcel is currently scheduled for a Chapter 7 tax sale
□ No Purchase – State / county / taxing agency registering objection to preserve lien only
☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
☐ Purchase by nonprofit for low-income housing or to preserve open space
Category B: Parcel is not currently scheduled for a Chapter 7 tax sale
☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space
C. Property Detail Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly: 1. County where the parcel(s) is located: Los Angeles County
2. List each parcel by Assessor's Parcel Number: 3148-027-028
State the purpose and intended use for each parcel: See Attached
`
D. Acknowledgement Detail Provide the signature of the purchasing entity's authorized officer
Talut & Safala Executive Director 9-25-07
Authorized Signature Title Date

RESOLUTION NO. 10-07



RESOLUTION OF THE LANCASTER REDEVELOPMENT AGENCY APPROVING AN AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR THE ACQUISITION OF TAX DEFAULTED PROPERTIES AND DECLARING THE PUBLIC PURPOSE THEREOF (TAX DEEDED PARCELS CONTRACT NO. 2589)

WHEREAS, the Lancaster Redevelopment Agency is a public body corporate and politic organized and existing in accordance with the provisions of the Law; and

WHEREAS, the County of Los Angeles is a political subdivision of the State of California.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE LANCASTER REDEVELOPMENT AGENCY THAT:

Section 1. The Agreement to Purchase Tax-Defaulted Property in substantially the form attached hereto is hereby approved and the City Manager is hereby authorized and directed to execute the Agreement in substantially such form.

Section 2. The City hereby declares that the property is being acquired for purpose of revitalizing and developing sections of Lancaster.

PASSED, APPROVED and ADOPTED this 25th day of September, 2007, by the following vote:

AYES:

Agency Directors: Jeffra, Sileo, Smith, Vice Chairman Visokey, Chairman Hearns

NOES:

None

ABSTAIN:

None

ABSENT:

None

ATTEST:

APPROVED:

GERIK, BRYAN, CMC

Agency Secretary

Lancaster Redevelopment Agency

HENRY W. HEARNS

Chairman

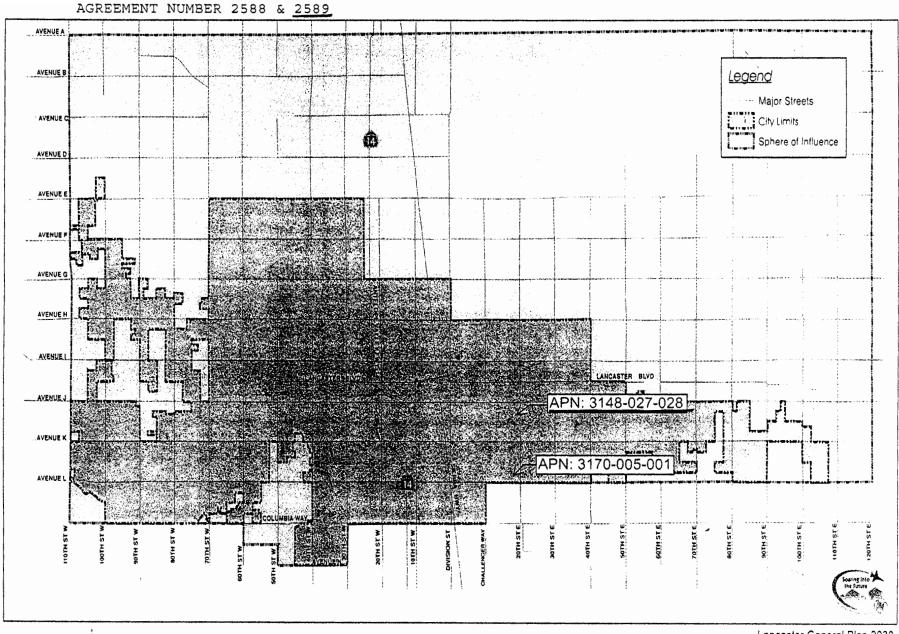
Lancaster Redevelopment Agency

Agency Resolution No. 10-07 Page 2
STATE OF CALIFORNIA) COUNTY OF LOS ANGELES) ss CITY OF LANCASTER)
CERTIFICATION OF RESOLUTION LANCASTER REDEVELOPMENT AGENCY
I, Shirley Mahoney, Assistant City Clerk Lancaster Redevelopment Agency, California, do hereby certify that this is a true and correct copy of the original Resolution No. 10-07, for which the original is on file in my office.
WITNESS MY HAND AND THE SEAL OF THE LANCASTER REDEVELOPMENT AGENCY, on this 26th day of September, 2007
(seal)
Shirley Maloney

REDEVELOPMENT MISSION STATEMENT

To enhance the quality of life for the citizens of Lancaster through the attraction, retention, and creation of wealth importing jobs; development and implementation of neighborhood revitalization programs; creation of safe and affordable housing; elimination of blight; expansion and diversification of the retail sales tax base; and infrastructure development and land assembly.



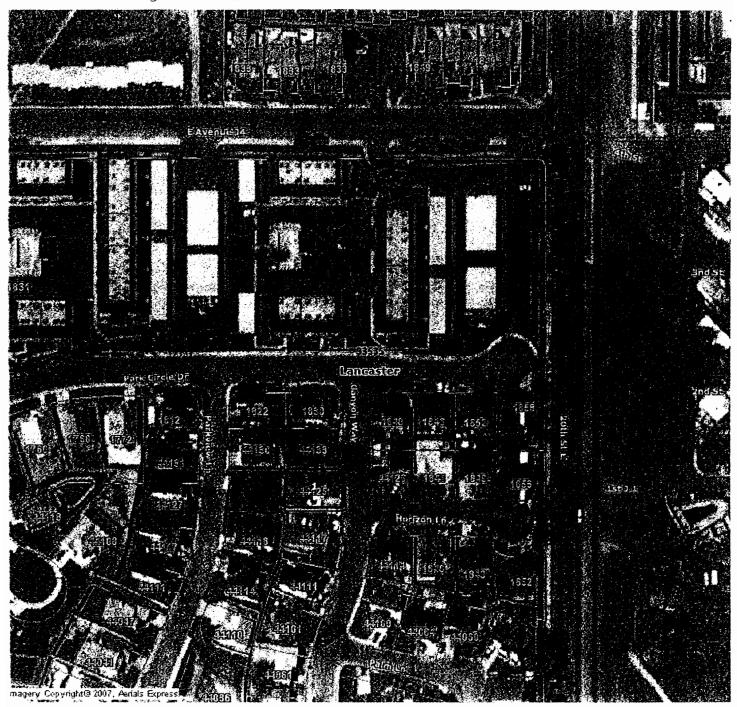


RBF



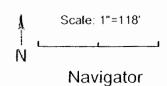
Lancaster General Plan 2030 Study Area

Attachment 1: Agreement #2589

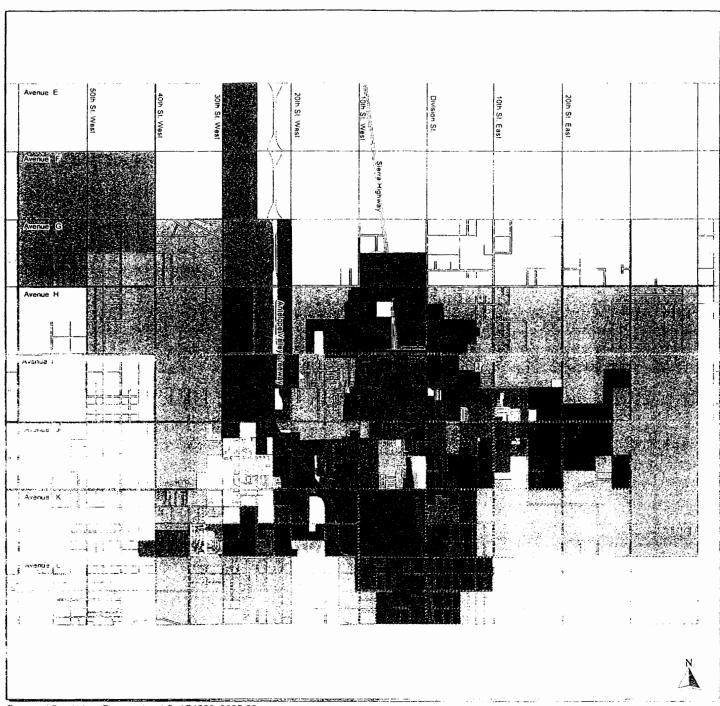


APN: 3148-027-028





Copyright © 2004, All Rights Reserved
The information contained herein is the proprietary
property of the contributors supplied under license and
may not be reproduced except as keensed by
Cligital Map Products



Prepared By: Urban Futures, Inc. LC_AB1290_2005-09

Dec 2004

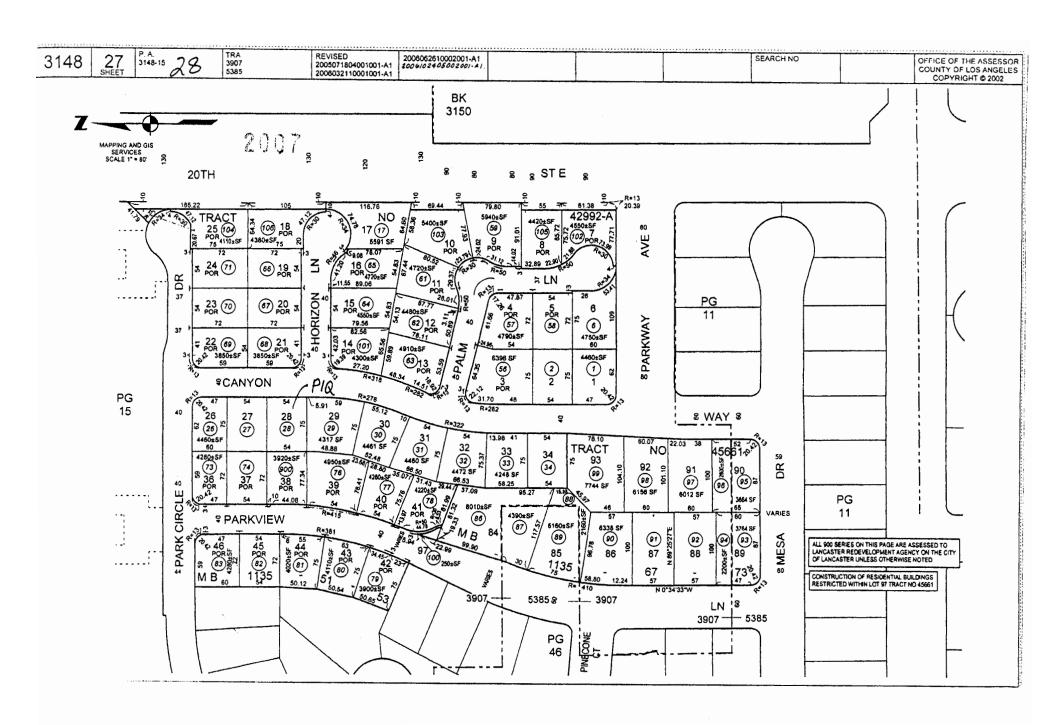
LEGEND

- **B** CBD Project Area
- Residential Project Area
- Foxfield Project Area
- Amargosa Project Area
- Project Area No. 5
 - Project Area No. 6
- Project Area No. 7

Lancaster Project Areas

FIGURE 1





AGREEMENT TO PURCHASE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY

(Public/Taxing Agency)

This Agreement is made this					day of_		, 20_	_, by	and bety	veen the	
Board	of	Supervisors	of	Los	Angeles	County,	State	of	California	a, and	the
LANCA	STE	R REDEVEL	.OPI	MENT	AGENCY	("Purchas	ser"), pu	ırsuar	nt to the	provision	s of
Division	1, Pa	rt 6, Chapter 8	3, of 1	he Rev	enue and 1	Taxation Co	ode.				

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

- That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
- That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
- That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.
- 4. That if said PURCHASER is a <u>TAXING AGENCY</u>, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTNER JR. County Counsel

Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form Revised 6/24/03

The undersigned hereby agree to the terms authorized to sign for said agencies.	and conditions of this agreement and are
ATTEST: LANCASTER REDEVELOPMENT AGENCY Geri K. Bryan, Agency Secretary	By Adult Safala Robert S. LaSafa Executive Director
(seal)	Board of Supervisors Los Angeles County
By Clerk of the Board of Supervisors	ByChair of the Board of Supervisors
Deputy (seal)	
Pursuant to the provisions of Section 3775 governing body of the City of N/A hereby agreagreement.	
ATTEST:	City of N/A
	By Mayor
(seal)	
This agreement was submitted to me before enhave compared the same with the records of property described therein.	f Los Angeles County relating to the real
Los	Angeles County Tax Collector -
Pursuant to the provisions of Sections 3775 Code, the Controller agrees to the selling price foregoing agreement this day of, 2	e hereinbefore set forth and approves the

, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5

AGREEMENT NUMBER 2589

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF LANCASTER	1995	3148-027-028	\$12,377.00*	AFFORDABLE HOUSING PROJECT

LEGAL DESCRIPTION

TR=42992-A LOT 28

^{*}The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

AGREEMENT TO PURCHASE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY

(Public/Taxing Agency)

This Agreement is made this					day of_	, 20, by		_, by	and between the		
Board	of	Supervisors	of	Los	Angeles	County,	State	of	California	, and	the
LANCA	STE	R REDEVEL	OP	MENT	AGENCY	("Purchas	ser"), po	ursuar	nt to the	provision	s of
Division	1, Pa	art 6, Chapter 8	8, of t	the Rev	enue and 1	Taxation C	ode.			,	

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

- 1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
- That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
- That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.
- 4. That if said PURCHASER is a <u>TAXING AGENCY</u>, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTNER JR. County Counsel

Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP ID:Chptr 8 Pubagency form Revised 6/24/03

ATTEST: LANCASTER REDEVELOPMENT AGENCY Geri M. Bryan, Agency Secretary	By Alust Libli Robert S/LaSala/ Executive Director
(seal) ATTEST:	Board of Supervisors Los Angeles County
By Clerk of the Board of Supervisors	ByChair of the Board of Supervisors
By Deputy (seal)	
Pursuant to the provisions of Section 3775 governing body of the City of N/A hereby agreement.	
ATTEST:	City of N/A
	By Mayor
(seal)	
This agreement was submitted to me before e have compared the same with the records o property described therein.	
` OU	4/1/6/1
Los	Angeles County Tax Collector
Pursuant to the provisions of Sections 3775 Code, the Controller agrees to the selling price foregoing agreement this day of,	and 3795 of the Revenue and Taxation e hereinbefore set forth and approves the
By:	, STATE CONTROLLER

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

SUPERVISORIAL DISTRICT 5 AGREEMENT NUMBER 2589

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF LANCASTER	1995	3148-027-028	\$12,377.00*	AFFORDABLE HOUSING PROJECT

LEGAL DESCRIPTION

TR=42992-A LOT 28

[&]quot;The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.